128.0	0002	0027.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,072,700	/	1,072,700
USE VALUE:	1,072,700	/	1,072,700
ASSESSED:	1,072,700	/	1,072,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMOPOULOS ATHANASE & SALLY
Owner 2:	TRS/ 38 SCHOOL STREET REALTY
Owner 3:	TRUST
Street 1:	38 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEMOPOULOS ATHANASE & SALLY -
Owner 2:	-
Street 1:	38 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 3195 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	588,500	5,100	479,100	1,072,700
Total Card	0.137	588,500	5,100	479,100	1,072,700
Total Parcel	0.137	588,500	5,100	479,100	1,072,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.74 | /Parcel: 335.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82948
GIS Ref:
GIS Ref:
Insp Date: 04/18/18

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	588,500	5100	5,962.	479,100	1,072,700	1,072,700	Year End Roll	12/18/2019
2019	104	FV	429,000	5100	5,962.	449,100	883,200	883,200	Year End Roll	1/3/2019
2018	104	FV	429,000	5100	5,962.	371,300	805,400	805,400	Year End Roll	12/20/2017
2017	104	FV	401,800	5100	5,962.	341,400	748,300	748,300	Year End Roll	1/3/2017
2016	104	FV	401,800	5100	5,962.	311,400	718,300	718,300	Year End	1/4/2016
2015	104	FV	357,000	5100	5,962.	305,400	667,500	667,500	Year End Roll	12/11/2014
2014	104	FV	357,000	5100	5,962.	283,900	646,000	646,000	Year End Roll	12/16/2013
2013	104	FV	409,500	5100	5,962.	270,100	684,700	684,700		12/13/2012

!10015!

PRINT

Date	Time
12/11/20	00:23:08

LAST REV

Date	Time
04/14/20	14:01:12

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10015

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMOPOULOS ATHA	1555-166	1	3/4/2020	Convenience	100	No	No		
	875-126		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	82948
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
2/14/2013	Inspected	BR	B Rossignol
1/20/2009	Measured	336	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 479,087 | Spl Credit | Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97863847
Const Adj.:	0.99989998
Adj $ / SQ:	166.352
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722960
Depreciation:	134471
Depreciated Total:	588489

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	2	HB	

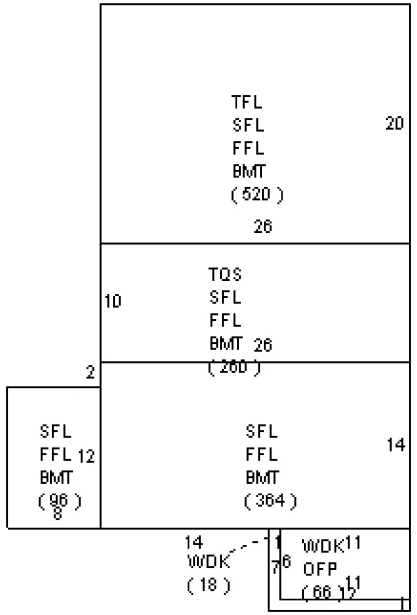
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
1	7	3	1
Totals			
2	15	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,240	49.910	61,883
FFL	First Floor	1,240	166.350	206,276
SFL	Second Floor	1,240	166.350	206,276
TFL	Third Floor	520	166.350	86,503
TQS	3/4 Story	195	166.350	32,439
WDK	Deck	84	16.000	1,344
OFP	Open Porch	66	41.500	2,739
	Net Sketched Area:	4,585	Total:	597,460
Size Ad	3195	Gross Are	4650	FinArea 3195

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.35
Special Features:	0	Val/Su Net:	128.35
Final Total:	588500	Val/Su SzAd	184.19

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0002-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1927	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100